

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Darnall Road, southeast of
Dana Vista Court
11th Election District
5th Councilmanic District
(4218 Darnall Road)

Thomas L. and Sherry W. Durandetto
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-575-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Thomas L. and Sherry W. Durandetto. The variance request is for property located at 4218 Darnall Road. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a proposed attached open carport with a side yard setback of 3.5 in lieu of the minimum required 7.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners want to provide increased security and comfort for themselves and protection for their two vehicles and the few items stored outside. Certain features such as the driveway location, fireplace bump-out and fence gate dictate the location of the carport. The lot narrows from front to rear producing an ever smaller building envelope. The proposed carport measures 24 feet wide.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of Planning dated June 15, 2006. The Office of Planning requires that the proposed garage be architecturally consistent with the existing single family dwelling with regard to roof pitch and

NOT RECORDED FOR FILING

9-6-06

PJ

building materials. On August 29, 2006, that office approved the architecture and design components for the proposed open projection carport. The Petitioner has furnished the Office of Planning with detailed elevation drawings as well as an explanation of the design features for the carport. Copies of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 20, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore,

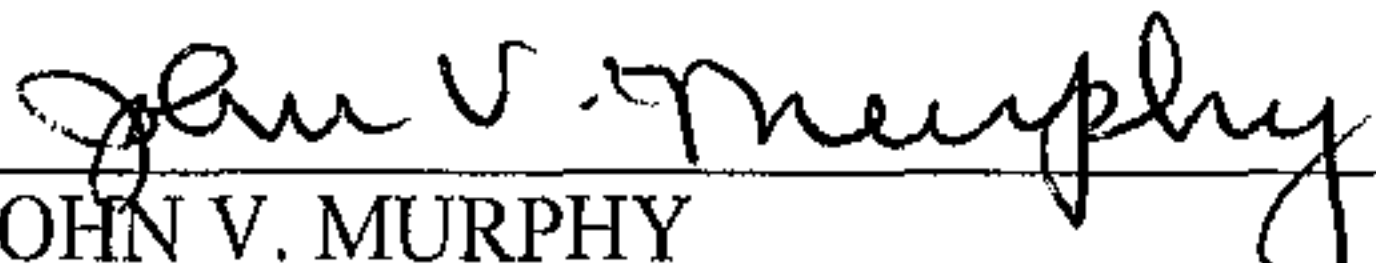
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of September, 2006, that a variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a proposed attached open carport with a side yard setback of 3.5 in lieu of the minimum required 7.5 feet be and is hereby GRANTED, subject to the following:

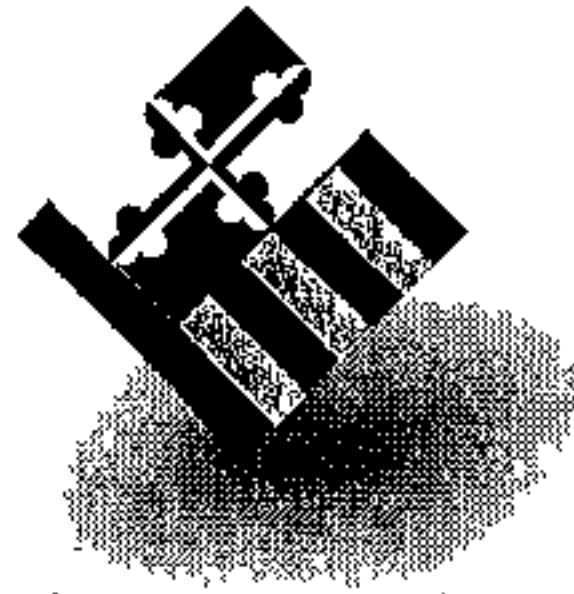
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed carport shall be architecturally consistent with the existing single family dwelling with regard to roof pitch and building materials as presented to the Planning Office. See 8/29/06 revised comments from the Planning Office attached.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILING
9-6-06
PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 6, 2006

THOMAS L. AND SHERRY W. DURANDETTO
4218 DARNALL ROAD
BALTIMORE MD 21236-1722

Re: Petition for Administrative Variance
Case No. 06-575-A
Property: 4218 Darnall Road

Dear Mr. and Mrs. Durandetto:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c Jeffrey Deegan, PE, 2309 Belair Road, Fallston MD 21047



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4218 DARNALL RD. BALTO., MD 21236
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, 301.1 To allow a proposed attached open carport with a side yard setback of 3 1/2 ft. in lieu of the minimum required 7 1/2 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

THOMAS L. DURANDETTO
Name - Type or Print _____
Signature Thomas L. Durandetto _____
SHERRY W. DURANDETTO
Name - Type or Print _____
Signature Sherry W. Durandetto _____
4218 DARNALL ROAD 410-256-4286
Address _____ Telephone No. _____
BALTIMORE MD 21236-1722
City _____ State _____ Zip Code _____

Representative to be Contacted:

JEFFREY S. DEEGAN, P.E.
Name _____
2309 BELAIR RD. 410-808-4564
Address _____ Telephone No. _____
FALLSTON MD 21047
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-575A

Reviewed By [Signature] Date 5-11-06

REV 10/25/01

Estimated Posting Date 5-21-06

9606
[Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

4218 DARNALL ROAD
Address
BALTIMORE MD 21236-1722
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thomas L. Durandetto
Signature

THOMAS L. DURANDETTO
Name - Type or Print

Sherry W. Durandetto
Signature

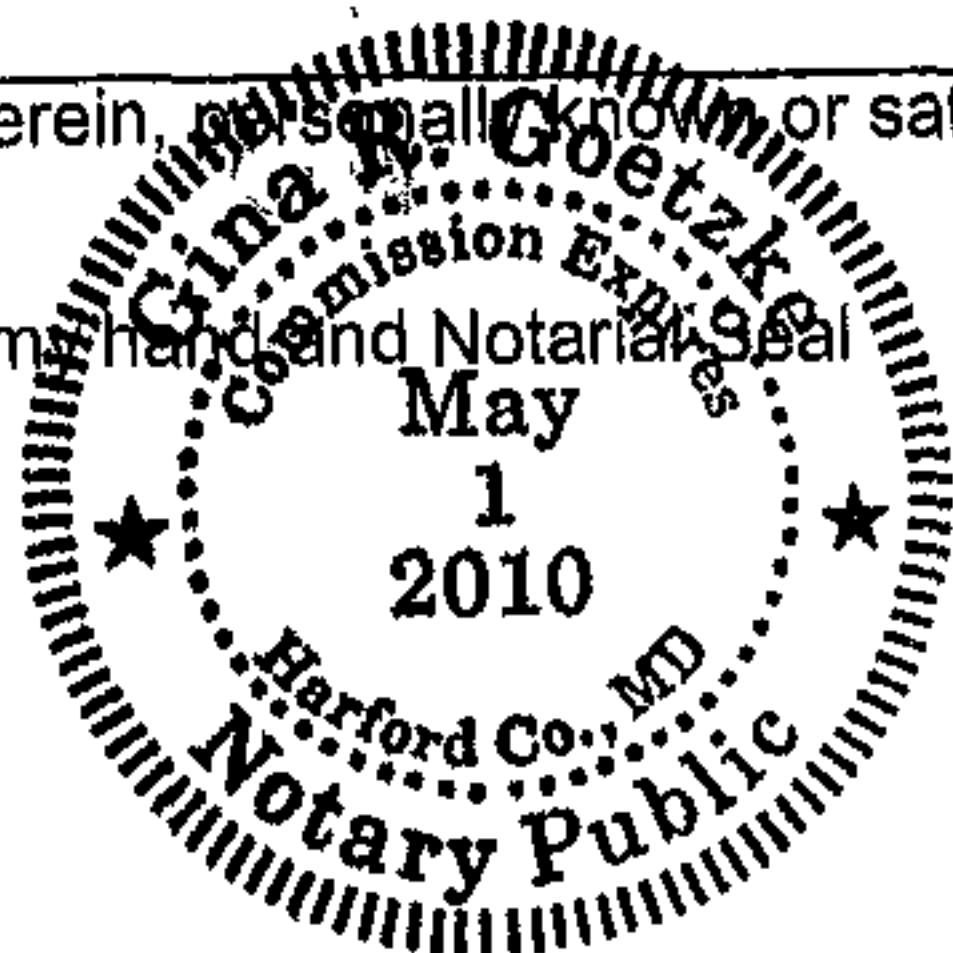
SHERRY W. DURANDETTO
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Thomas L. Durandetto & Sherry W. Durandetto

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Gina R. Goetzke
Notary Public

My Commission Expires 5-1-2010

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 4218 DARNALL ROAD
City BALTIMORE State MD Zip Code 21236-1722

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thomas L. Durandetto
Signature

THOMAS L. DURANDETTO
Name - Type or Print

Sherry W. Durandetto
Signature

SHERRY W. DURANDETTO
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas L. Durandetto and Sherry W. Durandetto
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



REV 10/25/01

Gina R. Goetzke
Notary Public

My Commission Expires 5-1-2010



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4218 DARNALL RD. BALTO., MD 21236
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.2.1, 301.1 To allow a
Proposed attached open Carport with a side yard setback of 3 1/2 ft. in lieu of the minimum required 7 1/2 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

THOMAS L. DURANDETTO

Name - Type or Print

Thomas L. Durandetto

Signature

SHERRY W. DURANDETTO

Name - Type or Print

Sherry W. Durandetto

Signature

4218 DARNALL ROAD 410-256-4286

Address

BALTIMORE

City

MD

State

21236-1722

Zip Code

Representative to be Contacted:

JEFFREY J. DEEGAN, P.E.

Name

2309 BELAIR RD. 410-808-4564

Address

FALLSTON

City

MD

State

21047

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-575 A

REV 10/25/01

Reviewed By [Signature] Date 5-11-06

Estimated Posting Date 5-21-06

9-6-06
13

Hardship and Practical Difficulty
for
4218 Darnall Road
Baltimore, MD 21236

In proposing the carport, the owners are attempting to provide increased security & comfort for themselves, and protection for their two vehicles, and the few items that are stored outside. They are also preparing their long time, family home for an anticipated retirement, and proposed "Aging-in-Place". The owners are planning various modernization projects throughout the home, as opposed to moving, so that they may remain within the existing community throughout their later years.

In order to satisfy the above requirements and stay within the zoning regulations, a practical difficulty becomes evident. For the following reasons; the variance is sought.

1. The original house siting placed the house in the center of the lot not taking into consideration future additions or the ability to adequately expand either left or right.
2. The Lot narrows from front to rear producing an ever smaller building envelope as you get deeper on the Lot. This condition is exaggerated by the house not being sited on the front set back line, as the wider envelope exists closer to the front of the property.
3. Certain existing features, such as the driveway location, fireplace bump-out, and fence gate, dictate the proper position for the Carport. The Carport must be 24' wide to accommodate the owners' two vehicles, and to adequately maneuver within the carport, considering the above mentioned obstructions, accuracy in parking, and the anticipated clearances required for vehicular door swings.

575

ZONING DESCRIPTION OF PROPERTY
for
4218 DARNALL ROAD, BALTIMORE, MD 21236

Beginning at a point on the North side of Darnall Road which is a 50' wide R/W, at the distance of 170' southeast of the centerline of the nearest improved intersecting street; Dana Vista Ct. The following courses and distances:

N 42° 26' 50" E 175.0'

S 47° 33' 10" E 58.99'

S 26° 01' 35" W(R) 174.12' to the north side of Darnall Rd., a 50' R/W

Along a curve to the right of 195.61' radius, 56.20'

N 47° 33' 10" W 52.92' to the place of beginning

Being Lot # 15 in the subdivision of "Darnall Manor at Perry Hall, Plat No 1" as recorded in Baltimore County Plat Book J.W.B. #14, Folio #98, containing 0.34 ac. more or less. Also being known as 4218 Darnall Road, Baltimore, MD 21236 and located in the 11th Election District, and 5th Councilmanic District.

575

BAITIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 3285
06-575 A

DATE 5-11-06 ACCOUNT R-601-006-6050

AMOUNT \$ 6.50

RECEIVED FROM MR. DURANDETTO

FOR Residential Variance #1494
line 4218 DARNALL RD

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID BY
DATE 5-11-06
TIME 14:20
BY 575
SWITCHED TO SYSTEM 5/11/06
DATE 5-11-06
TIME 14:20
BY 575
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-575-A

Petitioner/Developer: THOMAS
DURANDETTO

Date Of Hearing/Closing: 6/5/06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 4218 DARNALL RD.

This sign(s) were posted on May 20, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 5/22/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

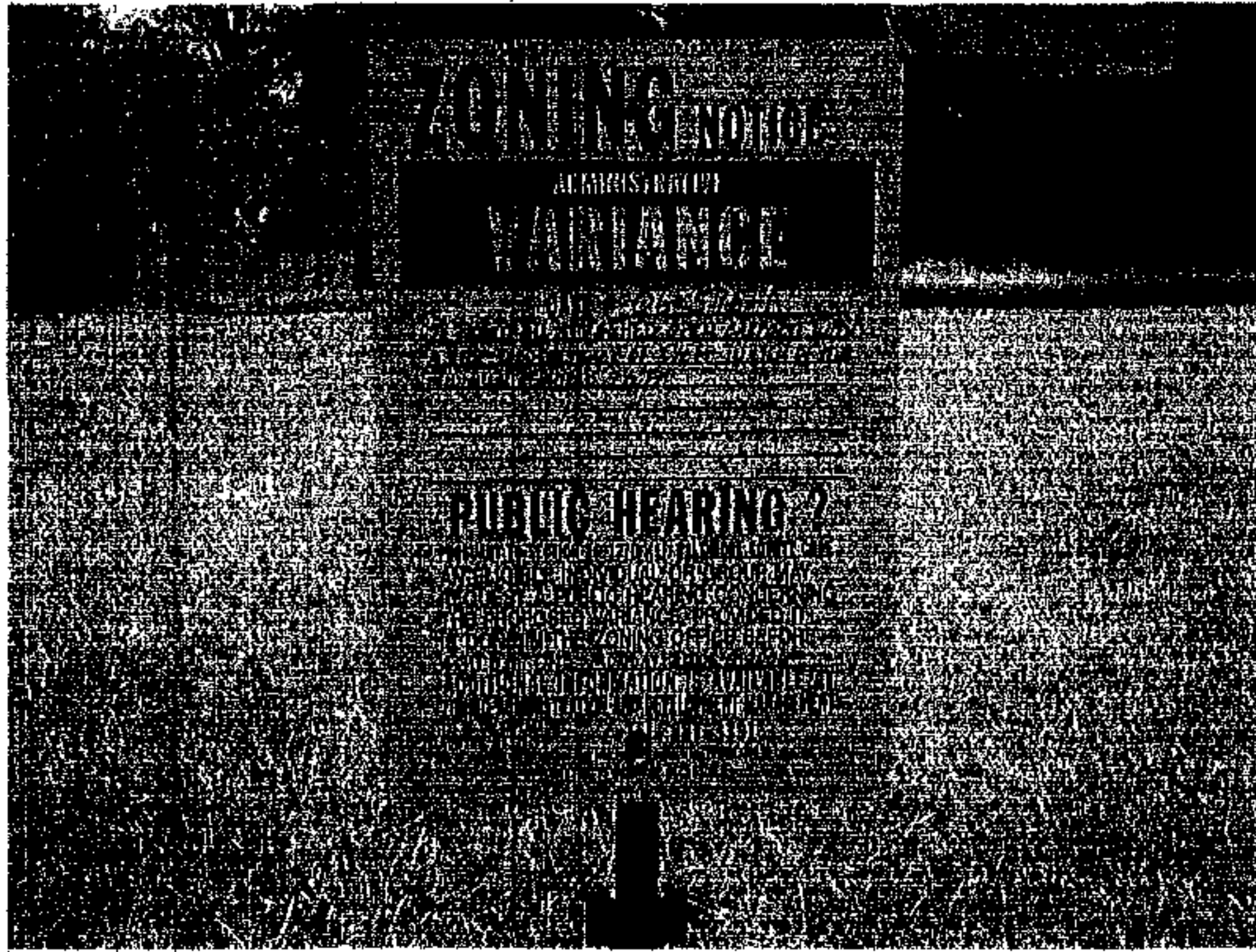
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000685 (1152x864x24b jpeg)



Martin Ogle 5/20/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 575 -A Address 4218 DARNALL RD

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-11-06 Posting Date: 5-21-06 Closing Date: 6-05-06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 575 -A Address 4218 DARNALL RD

Petitioner's Name Thomas L. DURANDETTO Telephone 410-256-4286

Posting Date: 5-11-06 Closing Date: 5-21-06

Wording for Sign: To Permit a proposed attached open CARPORT with a
side yard setback of 3 1/2 ft

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

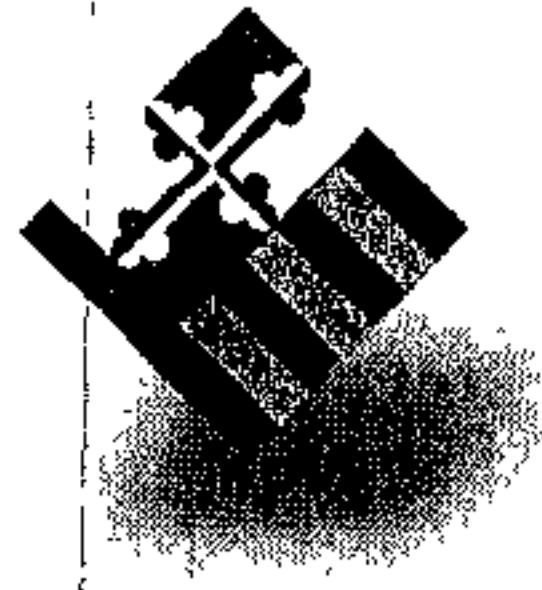
Item Number or Case Number: 06-575A
Petitioner: THOMAS DURANDETTO
Address or ^{Site} Location: 4218 DARNALL RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: BALTO, MD, 21236-1722

Telephone Number: 410-256-4286



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

July 24, 2006

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Thomas Durandetto
Sherry W. Durandetto
4218 Darnall Road
Baltimore, MD 21236

Dear Mr. and Mrs. Durandetto:

RE: Case Number: 06-575-A, 4218 Darnall Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 11, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Jeffrey J. Deegan, P.E. 2309 Belair Road Fallston 21047

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 15, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 4218 Darnall Road

INFORMATION:

Item Number: 6-575

Petitioner: Thomas Durandetto

Zoning: DR 3.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to allow a attached open carport with a side yard setback of 3.5 feet in lieu of the minimum required 7.5 feet provided the proposed garage is architecturally consistent with the existing single family dwelling with regard to roof pitch and building materials.

For further information concerning the matters stated here in, please contact Kevin Gambrell at 410-887-3480.

Prepared by:

Candis Murray

Division Chief:

AFK/LL: CM

Jeffrey W. Long

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Deputy Zoning Commissioner – Attn: John Murphy

DATE: 08/29/06

FROM: Kevin M. Gambrill – 5th Councilmanic District Community Planner

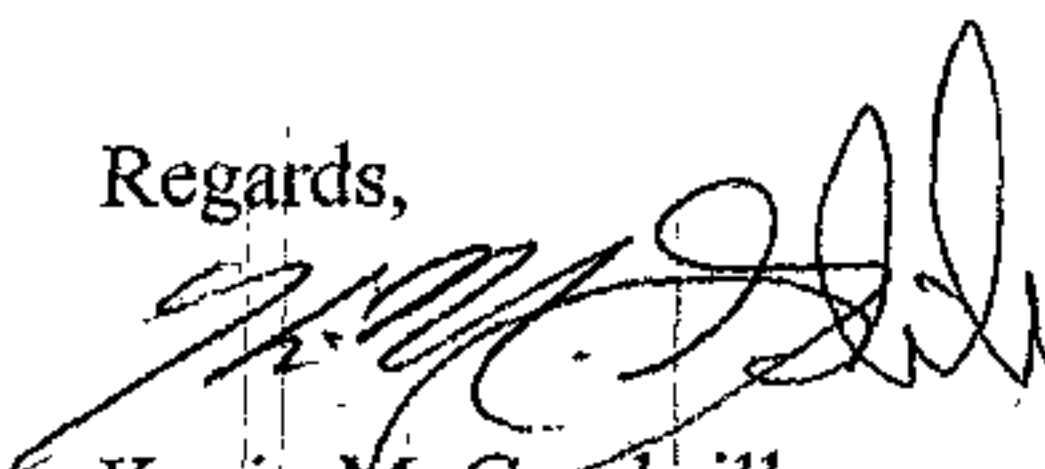
SUBJECT: ZAC Case 06-575-A

Mr. Commissioner,

Please be advised that this correspondence confirms our Offices approval of the architecture and design components for the proposed open projection carport. The petitioner has furnished the Office of Planning with detailed elevation drawings as well as an explanation of the design features for the carport. As such, our Office supports the approval for administrative variance associated with this case.

Should you have any questions or concerns, please do not hesitate to contact me directly at 410-887-3480.

Regards,


Kevin M. Gambrill

RECEIVED

AUG 29 2006

ZONING COMMISSIONER

AFK:

ADEN RECEIVED FOR PLANNING

9-6-06



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Driven to Excel
State Highway
Administration

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 5.19.06

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 575 JJS

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: May 25, 2006

FROM: Dennis A. Kennedy, ^{DM}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2006
Item No. 569, 570, 574, 575, 576, 577,
578, 579, 583, 584, 586, and 588

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-05252006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM – Development Coordination *JWL*
DATE: May 31, 2006
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of May 22, 2006

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

06-569-A
06-570-A
06-574-SPH
~~06-575-A~~
06-576-A
06-577-A
06-580-SPH
06-583-SPH
06-584-SPHA
06-586-A

Reviewer(s): Sue Farinetti, Glenn Shaffer

6/1/2006

ATTACHMENT TO ACCOMPANY VARIANCE REQUEST

FOR
ZC's
File

Subject: 4218 Darnall Rd
Proposed Attached Open Carport
Side Yard Setback Variance

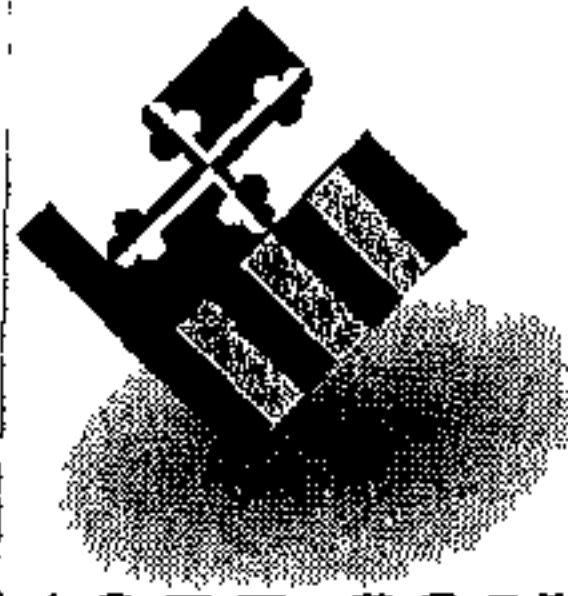
To Whom it may concern:

I, the owner and resident of 4216 Darnall Rd. have been informed by Sherry and Thomas Durandetto of the subject variance request. I understand that the Proposed Carport will be constructed to within (3.5) of my property line, which is (4) feet less than allowed by the Zoning Code, and I have no objection.

Angela M. Swinder Sutherland
Ms. Angela M. Swinder Sutherland

5/10/06
Date

#575



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 27, 2006

THOMAS L. AND SHERRY W. DURANDETTO
4218 DARNALL ROAD
BALTIMORE MD 21236-4286

Re: Petition for Administrative Variance
4218 Darnall Road
Case No. 06-575-A

Dear Mr. and Mrs. Durandetto:

Your petition for administrative variance has been given to me for review. I have attached a comment from the Office of Planning dated June 15, 2006 which requests your carport be architecturally consistent with the house regarding roof pitch and building materials. From your photographs the house seems to be brick and roof pitched steeply. Presumably this comment requires the carport to be brick with a steeply pitched roof.

Would you kindly let me know in writing whether you agree to this comment. If not, you might want to contact Kevin Gambrell at 410-887-3480 to discuss what you propose.

Please let me hear from you at your convenience.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

C. Kevin Gambrell, Planning

ZONING COMMISSIONER'S ADMIN HEARING SCHEDULE
Updated and Distributed July 24, 2006

CASE NUMBER: 575

4218 Darnall Road

Location: North side Darnall Road, 170 feet southeast of centerline of Dana Vista Court.

11th Election District, 5th Councilmanic District

Legal Owner: Thomas L. Durandetto and Sherry W. Durandetto

Contract Purchaser:

Closing Date 5/21/2006

ADMINISTRATIVE VARIANCE To allow a proposed attached open carport with a side yard setback of 3.5 feet in lieu of the minimum required 7.5 feet.

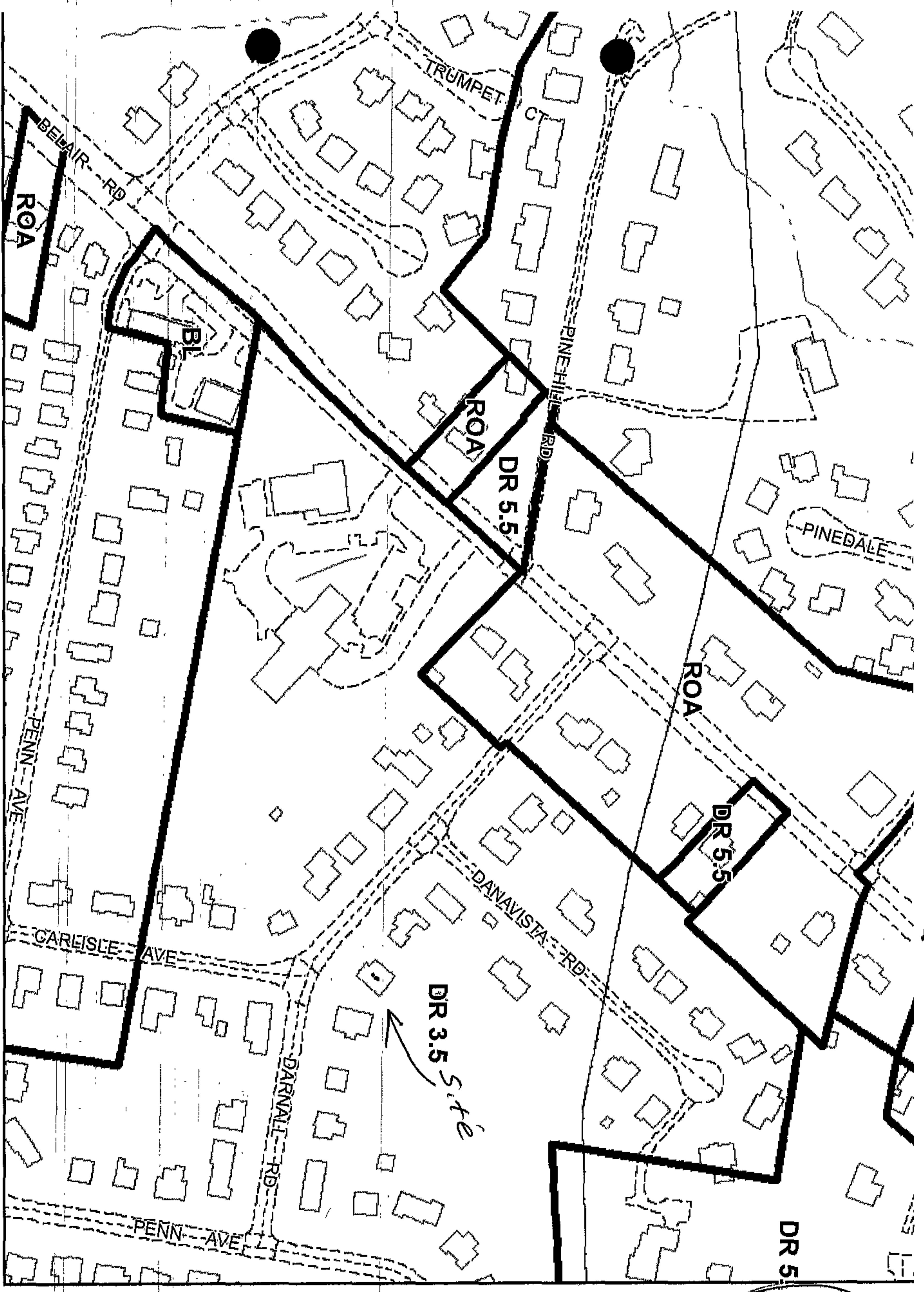
Hearing: , at ,

RECEIVED

JUL 24 2006

ZONING COMMISSIONER

ZONING MAP #07281



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NE 10G
1:1200

#575

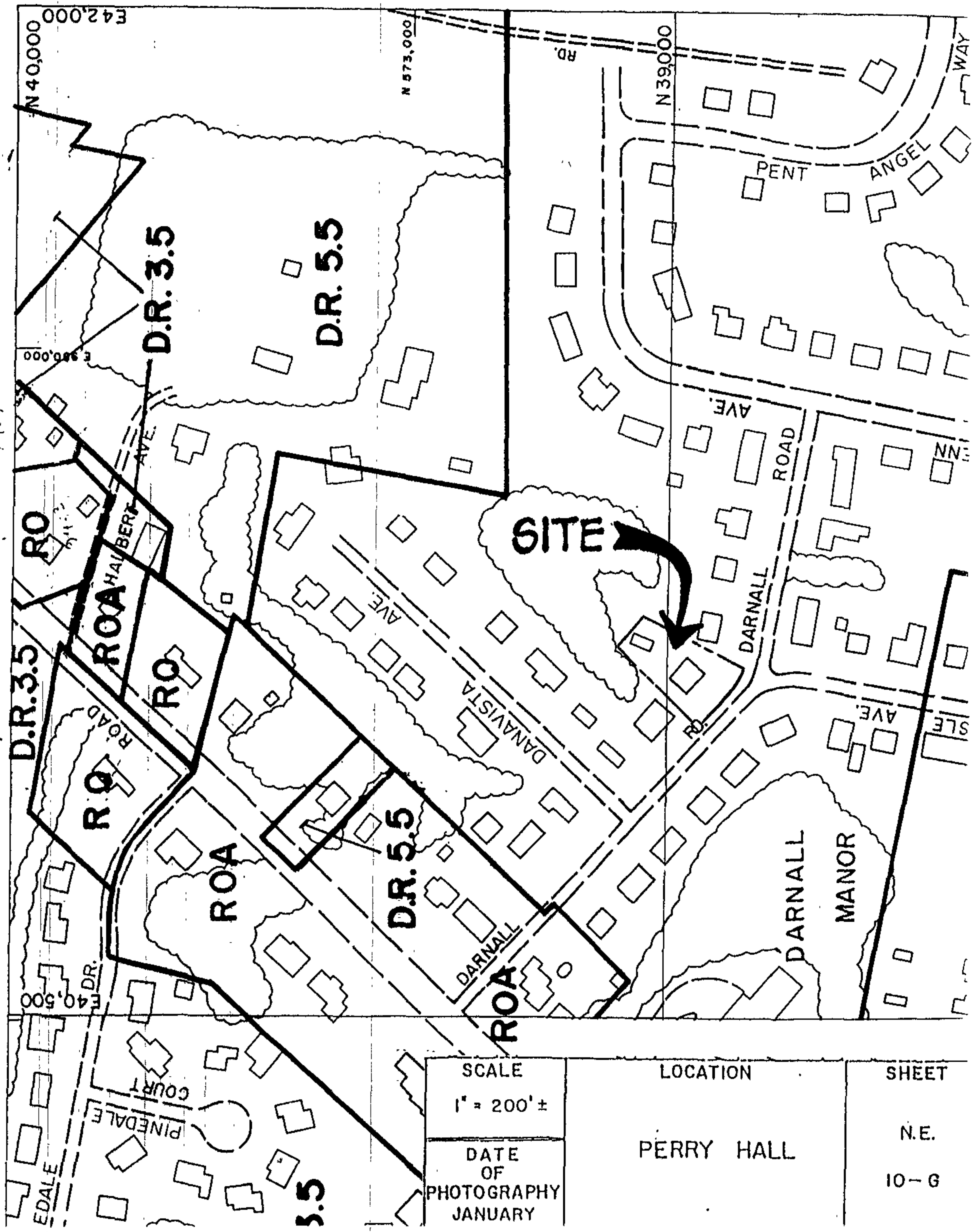
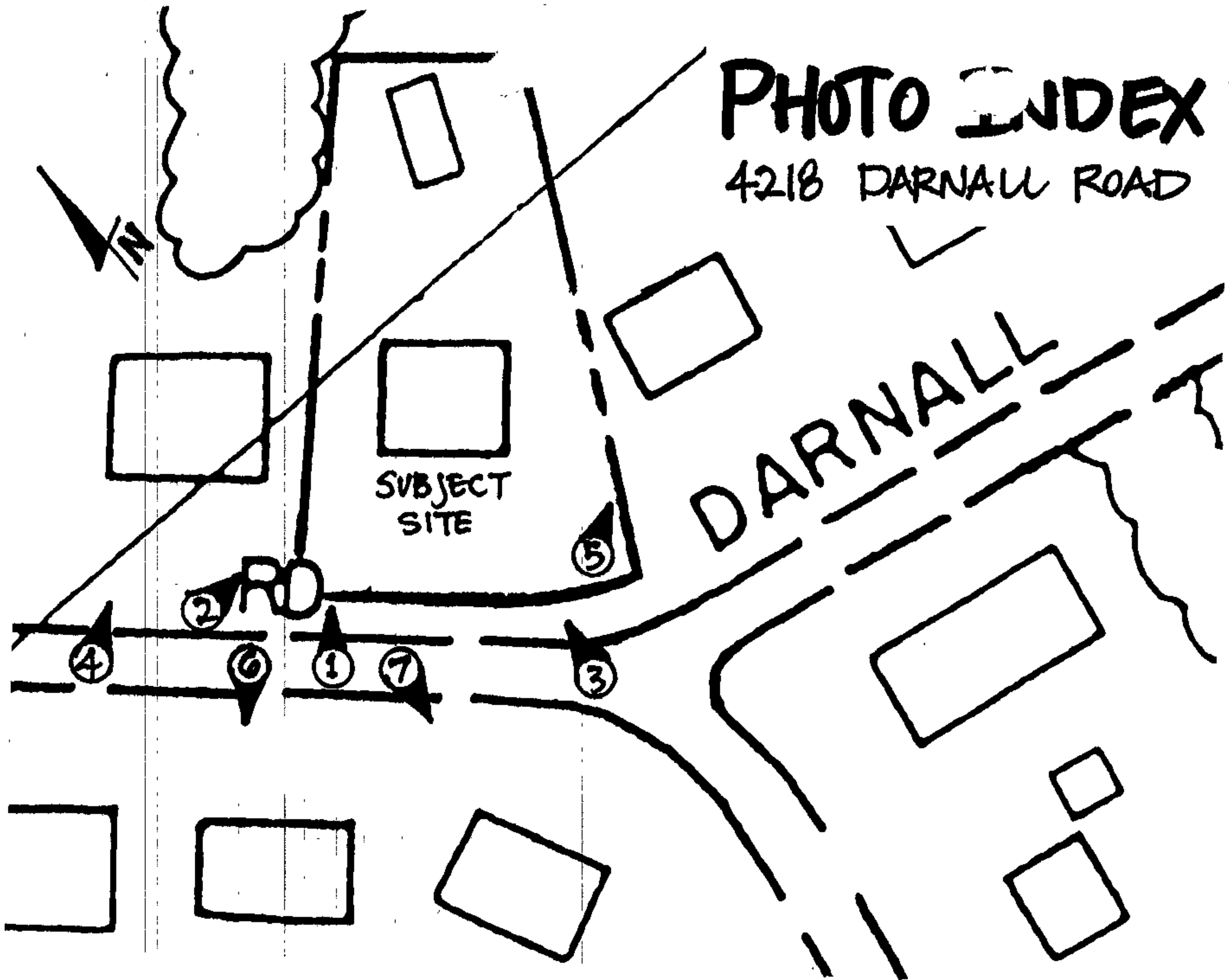


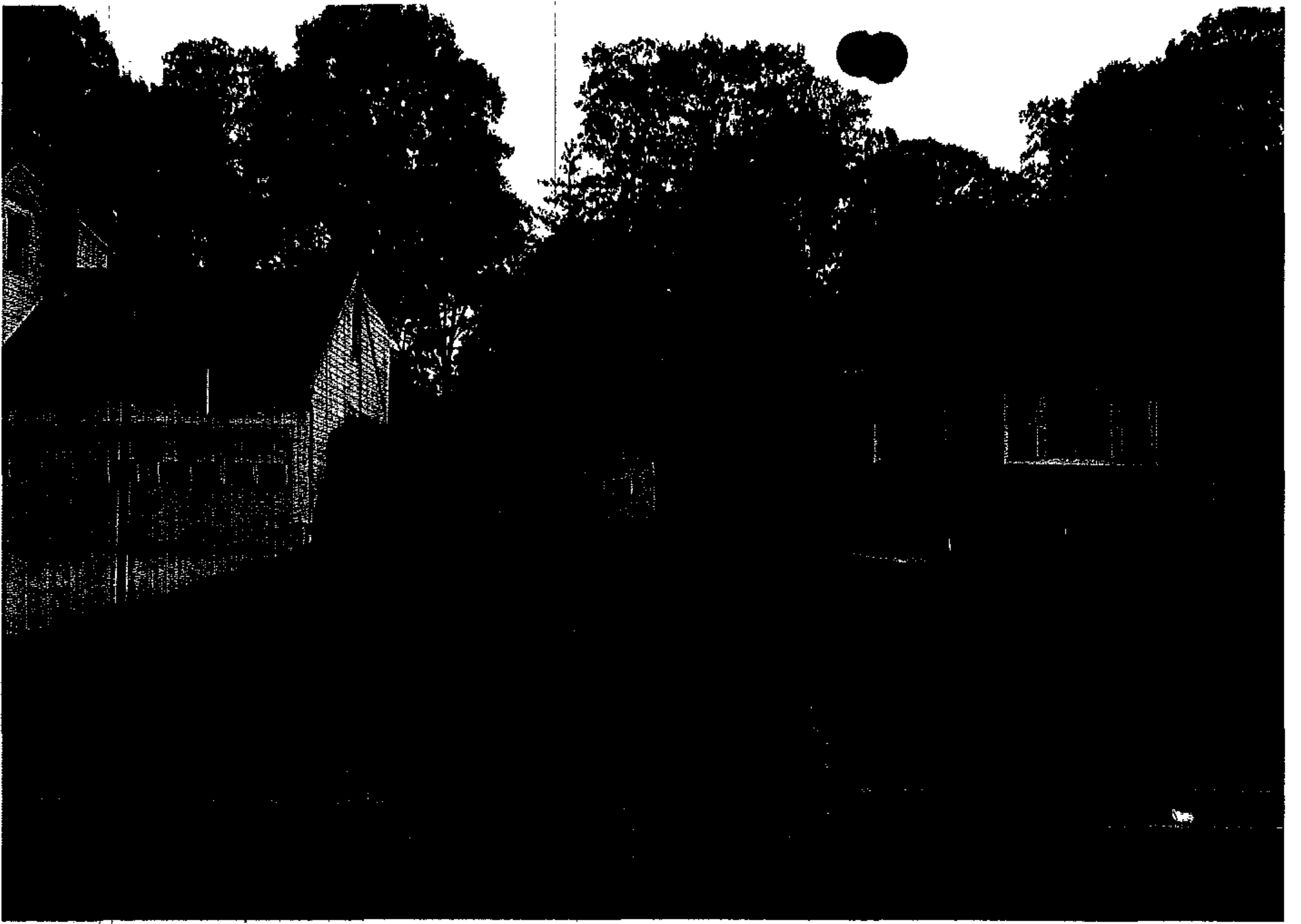
PHOTO INDEX

4218 DARNALL ROAD

DARNALL

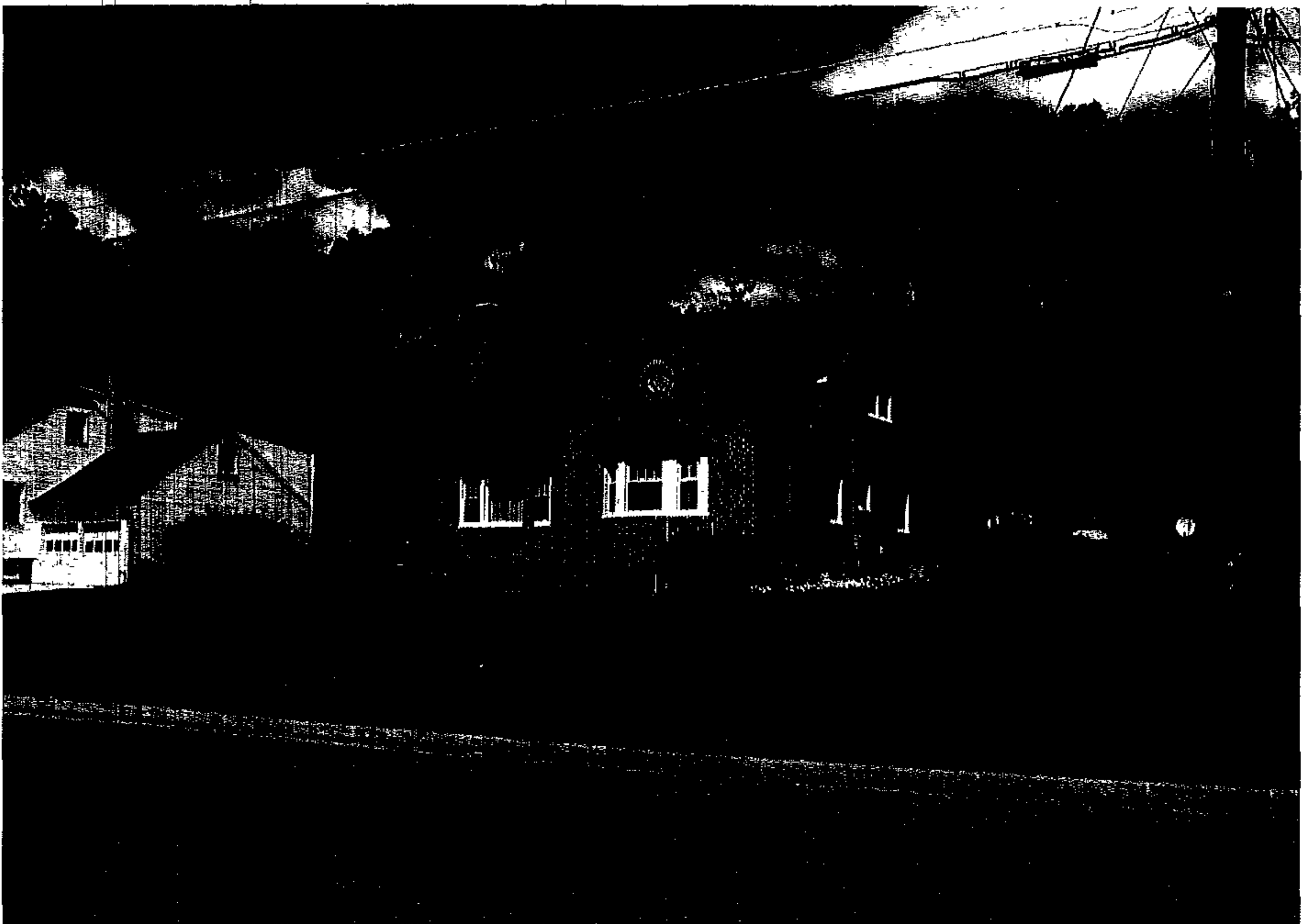
SUBJECT
SITE



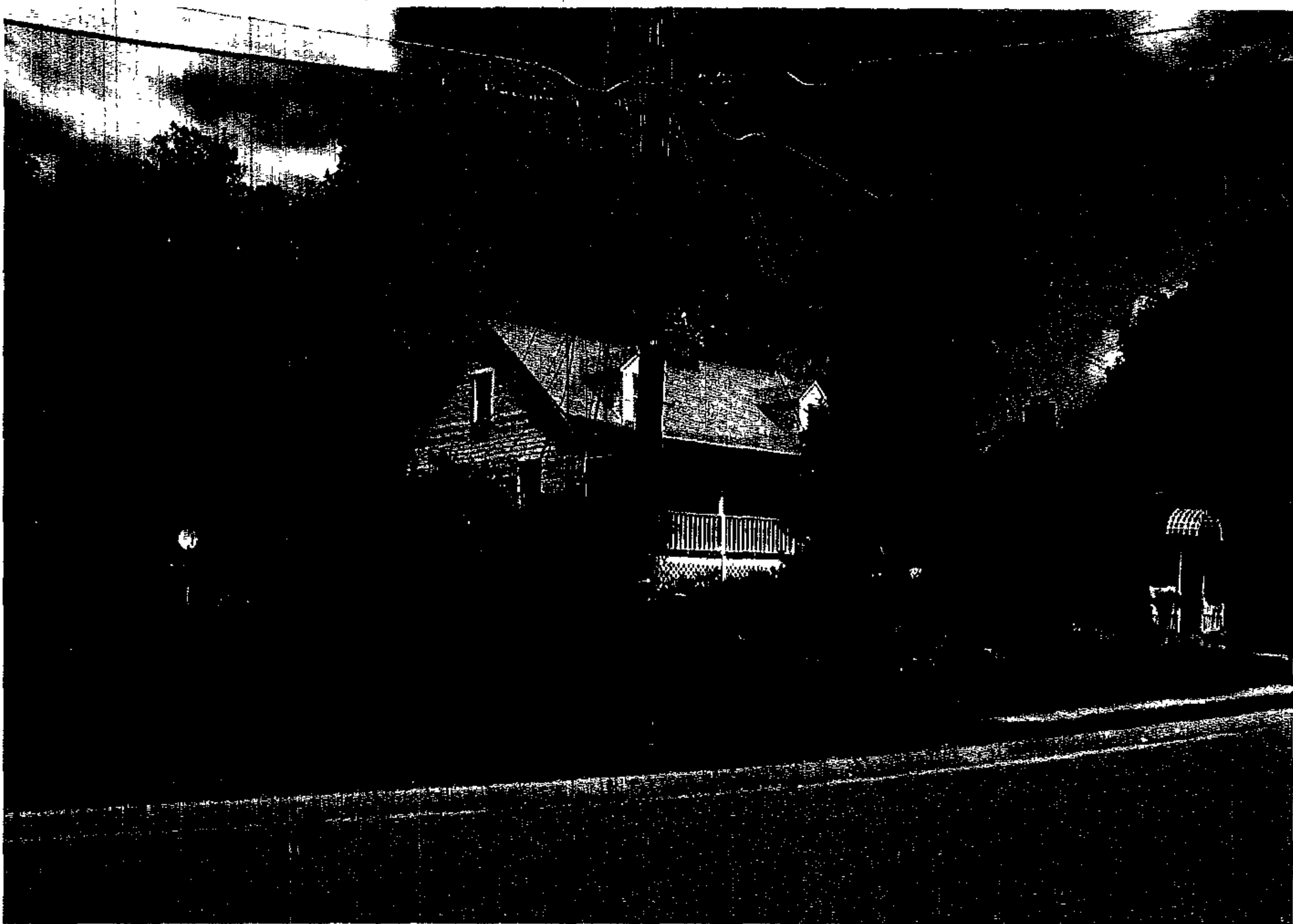


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